



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

February 22, 2011

1102-ZOA-02

Exhibit 1

Petition Number: 1102-ZOA-02

Request: The City of Westfield is requesting amendments to sections WC 16.04.010, Y4b (Preexisting Nonconforming Lots, Structures, and Uses); WC 16.04.150, F (Nonconforming Use Specifications); WC 16.04.030 (Residential Districts); WC 16.04.040 (Multifamily Districts); WC 16.04.095 (Temporary Uses and Events); WC 16.04.100, 2Cii (Accessory Buildings); WC 16.04.180, Figure 2 (Use List); and WC 16.04.220, C Step 2, A (Primary Plat Approval) of the Westfield-Washington Township Zoning Ordinance.

Exhibits:

1. Staff Report
2. Proposed Ordinance Amendments

Staff Reviewer: Kevin M. Todd, AICP

Petition History

On January 10, 2011, the City Council forwarded the proposed zoning ordinance amendments to the Advisory Plan Commission (the "APC"). The proposal received a public hearing at the February 7, 2011 APC meeting.

Procedural

The recommendation from the APC to the City Council may be made at the January 18, 2011 APC meeting.

Review of Changes

The proposed amendments to the zoning ordinance include: 1) rectifying an inconsistency in how non-conforming uses are addressed in the zoning ordinance; 2) cleaning up the permitted uses in the Residential and Multi-Family Districts; 3) modifying the Temporary Uses and Events ordinance so that events on public property are exempt and that small, limited 3-day tent events are except from needing a permit; 4) modifying the setback requirements for small accessory buildings in subdivisions so they can be located closer to the property line; 5) rectifying a few inconsistencies between the "Use List" and other lists of permitted uses and special exceptions throughout the zoning ordinance; and modifying the subdivision platting requirements so that secondary plat approval is delegated to staff.



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The City Council Subcommittee reviewed these amendments and forwarded them to the City Council and the APC with a favorable recommendation.

Staff Recommendation

Forward 1102-ZOA-02 to the City Council with a favorable recommendation.